



Subdivision Review Board

Ellen Carroll, Planning
Larry Allen, APCD
Glenn Marshall, Public Works
Leslie Terry, Public Health

AGENDA

MEETING DATE: Monday, February 01, 2016

MEETING LOCATION AND SCHEDULE

Regular Subdivision Review Board meetings are held in the (new) Board of Supervisors Chambers, County Government Center, 1055 Monterey Street, Room D170, San Luis Obispo, on the first Monday of each month. Regular Adjourned Meetings are held when deemed necessary. The Regular Meeting schedule is as follows.

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| Meeting Begins | | 9:00 a.m. |
| Morning Recess | 10:30 a.m. | 10:45 a.m. |
| Noon Recess | 12:00 p.m. | 1:30 p.m. |
| Afternoon Recess | 2:30 p.m. | 2:45 p.m. |

ALL HEARINGS ARE ADVERTISED FOR 9:00 A.M. THIS TIME IS ONLY AN ESTIMATE AND IS NOT TO BE CONSIDERED AS TIME GUARANTEED. THE PUBLIC AND APPLICANTS ARE ADVISED TO ARRIVE EARLY.

ROLL CALL

PUBLIC COMMENT PERIOD

1. Members of the public wishing to address the Board on matters other than scheduled items may do so at this time, when recognized by the Chairman. Presentations are limited to three minutes per individual.

CONSENT AGENDA

2. A request for a **first time extension** by **BUCKLEY PACIFIC, LLC** for Tentative Parcel Map (CO13-0026) to subdivide an existing six acre parcel into four parcels of 1.3, 1.3, 1.6 and 1.9 acres each for the purpose of sale and/or development. The project will result in site disturbance as the parcels are developed. The proposed project is within the Commercial Service land use category and is located at 795 Buckley Road, approximately 0.40 miles west of Highway 227, approximately one mile south of the city limits of San Luis Obispo. The site is in the San Luis Obispo Sub-area of the San Luis Obispo planning area. The Subdivision Review Board adopted a Mitigated Negative Declaration when the parcel map was approved on December 2, 2013.

County File Number: SUB2012-00043
Supervisory District: 3
Project Manager: Stephanie Fuhs

Assessor Parcel Number: 076-063-003
Date Accepted: N/A
Recommendation: Approval

3. A request for a **second time extension** by **LYNN BYRD and MARK DANIELS** for a Vesting

Tentative Parcel map to allow subdivision of two approximately ten acre parcels into four parcels of five acres each for the purpose of sale and/or development. The project will result in the disturbance of approximately 0.70 acres, and the division will create one on-site road. The project is in the Residential Rural land use category and is located on the northwest and northeast corners of Zenon Way and Halcyon Road at 512 Zenon Way and 1975 Viejo Road, northeast of the village of Palo Mesa, in the South County (Inland) planning area. A mitigated Negative Declaration was approved by the Subdivision Review Board on October 3, 2005.

County File Number: SUB2004-00046

Supervisory District: 4

Project Manager: Jo Manson

APN(s): 075-232-016 and 091-063-002

Date Accepted: N/A

Recommendation: Approval

4. A request for a **first time extension** by **RICHARD and MAUREEN CICCHITELLI** for Tentative Parcel Map (CO12-0080) to subdivide an existing 25,530 square foot parcel into two parcels of 13,589 and 11,941 square feet each for the purpose of sale and/or development. The project includes a road exception request for portions of Grell Lane back to Elm Street (the nearest County maintained road). The proposed project is within the Residential Single Family land use category and is located at 2710 Grell Lane, approximately 500 feet west of the Grell Lane/South Elm Street intersection in the community of Oceano. The site is in the San Luis Bay Sub-area of the South County planning area. The Subdivision Review Board considered and relied on the Mitigated Negative Declaration that was prepared for Parcel Map SUB2005-00176 that was adopted by the Subdivision Review Board on March 6, 2006.

County File Number: SUB2012-00031

Supervisory District: 4

Project Manager: Stephanie Fuhs

Assessor Parcel Number: 062-303-084

Date Accepted: N/A

Recommendation: Approval

5. A request for a **first time extension** by **MID-STATE PROPERTIES, LLC** for a Vesting Tentative Parcel Map (CO 06-0016), Development Plan and Coastal Development Permit to subdivide an existing 9,657 square foot parcel and create a planned development consisting of three parcels of 2619, 3613 and 3425 square feet for the purpose of constructing three single-family residences consisting of approximately 1780, 2127, and 1966 square feet, including garages. The existing residence would be demolished. The project includes off-site road improvements to Mendel Drive, Air Park Drive, and Railroad Street, and a vacation of 10 feet of Air Park Drive and 3 feet of Mendel Drive along the property frontage. The project will result in the disturbance of the entire parcel (9,657 square feet). The proposed project is within the Residential Multiple Family land use category and is located on the northwest corner of Railroad Street and Air Park Drive, approximately 500 feet south of Pershing Drive, in the community of Oceano. The site is in the San Luis Bay (Coastal) planning area. A mitigated Negative Declaration was approved by the Subdivision Review Board on December 4, 2006.

County File Number: SUB2005-00176

Supervisory District: 4

Project Manager: Jo Manson

Assessor Parcel Number: 061-041-016

Date Accepted: N/A

Recommendation: Approval

HEARINGS

6. Hearing to consider a request by **CANDACE & PHIL GULDEMAN** for a Vesting Tentative Parcel Map (CO12-0002) to subdivide an existing 5.27 acre parcel into three parcels ranging in size from 1.02 to 3.0 acres for the purpose of sale and/or development. The proposal involves a modification to the design standards of Section 21.03.010 of the Real Property Division Ordinance (RPDO) for proposed Parcel 3 regarding the average depth to width ratio of a parcel. Proposed Parcel 3 will have a depth to width ratio of 5.8 to 1; however, due to the parcel being on the edge

of the Nipomo Mesa, approximately 600 feet of the parcel will be placed in open space to protect the bluff edge which limits the developable area to a ratio of 2.5 to 1. The proposal also includes an adjustment to Section 21.03.010 of the RPDO pertaining to undergrounding of utilities along Mesa View Drive (Highway 1). The project includes off-site road improvements for access from Mesa View Drive (Highway 1) to the proposed parcels. The project will result in the disturbance of approximately 1,500 square feet for on and off-site road improvements with up to two acres for future residential development on the 5.25 acre parcel. The proposed project is within the Residential Suburban land use category. The site is currently developed with one single family residence on proposed Parcel 3. The proposed project is within the Residential Suburban land use category. The project is located at 524 Mesa View Drive, approximately 460 feet northeast of Halcyon Road, approximately two miles south of the community of Oceano on the Nipomo Mesa. The project is in the South County Inland subarea of the South County planning area. This project was continued from the November 2, 2015 and December 7, 2015 Subdivision Review Board meetings. Also to be considered is the approval of the environmental document. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on October 1, 2015 for this project. Mitigation measures are proposed to address Aesthetics, Agricultural Resources, Air Quality, Biological Resources, Cultural Resources, Noise, Public Services and Utilities, Recreation, Transportation and Circulation and Water, and are included as conditions of approval. (Continued from November 2, 2015 and December 7, 2015)

County File Number: SUB2011-00028
Supervisory District: 4
Project Manager: Stephanie Fuhs

Assessor Parcel Number: 075-191-029
Date Accepted: October 1, 2014
Recommendation: Approval

PLANNING STAFF UPDATES

7. This is the time staff provides updates to the Review Authority for items not on the agenda.

ESTIMATED TIME OF ADJOURNMENT: 10:00 AM

Next Scheduled Meeting: March 7, 2016, in the County Board of Supervisors Chambers, County Government Center, San Luis Obispo, CA.

NICOLE RETANA, SECRETARY
COUNTY SUBDIVISION REVIEW BOARD

PUBLIC RECORDS ACT

Supplemental correspondence and other materials for open session agenda items that are distributed to the Subdivision Review Board within 72 hours preceding the Subdivision Review Board meetings are available for public viewing in the Planning and Building Department located at 976 Osos Street, Room 200. With respect to documents submitted by members of the public to the Subdivision Review Board during a meeting, the law requires only that those documents be copied by the Clerk after the meeting for members of the public who desire copies. However, as a courtesy to others, it is requested that members of the public bring at least 12 extra copies of documents that they intend to submit to the Subdivision Review Board during a meeting so that those extra copies can be immediately distributed to all members of the Subdivision Review Board, County staff and other members of the public who desire copies.

SUBDIVISION REVIEW BOARD MEETING PROCEDURES

Subdivision Review Board meetings are conducted under the authority of the Chair. Each item scheduled for public hearing at a Subdivision Review Board meeting will be announced by the Chair and the hearing will be conducted as follows:

1. The Planning Department staff will present the staff report and recommendation on the matter being heard.
2. The Chair will open the public hearing by first asking the project applicant/agent to present any points necessary for the Subdivision Review Board, as well as the public, to fully understand the proposal.
3. The Chair will then ask other interested persons to come to the podium to present testimony either in support of or in opposition to the proposal.
4. Finally, the Chair will invite the applicant/agent back to the podium to respond to the public testimony. Thereafter, the Chair will close the public testimony portion of the hearing and limit further discussion to the Subdivision Review Board and staff prior to the Subdivision Review Board making a decision.

RULES FOR PRESENTING TESTIMONY

Subdivision Review Board hearings often involve highly emotional issues. It is important that all participants conduct themselves with courtesy, dignity and respect. All persons who wish to present testimony must observe the following rules:

1. When you come to the podium, first identify yourself and give your place of residence. The meetings are recorded and this information is required for the record.
2. Address your testimony to the Chair. Conversation or debate between a speaker at the podium and a member of the audience is not permitted.
3. Keep your testimony brief and to the point. Talk about the proposal and not about individuals involved. On occasion, the Chair may be required to place time limits on testimony; in those cases proposal description/clarification will be limited to 12 - 15 minutes, individual testimony to 3 minutes, and speakers representing organized groups to 5 minutes. Focus testimony on the most important parts of the proposal; do not repeat points made by others. And, please, no applauding during testimony.
4. Written testimony is acceptable. However, letters are most effective when presented at least a week in advance of the hearing. Mail should be directed to the Planning Department, attention: Subdivision Review Board Secretary.

APPEALS

If you are dissatisfied with any aspect of an approval or denial of a project, you have the right to appeal this decision to the Board of Supervisors up to 14 days after the date of action, in writing, to the Planning Department. If legitimate coastal resource issues related to our local Coastal Program are raised in the appeal, there will be no fee. If an appeal is filed for an inland project, or for a coastal project with no legitimate coastal issues, there will be a fee set by the current fee schedule. If a fee is required, it must accompany the appeal form. The appeal will not be considered complete if a fee is required but not paid. There must be an original form and original signature, a FAX is not accepted.

Subdivision Review Board decisions may also be appealable to the California Coastal Commission pursuant to Coastal Act Section 30603 and the County Coastal Zone Land Use Ordinance 23.01.043. Exhaustion of appeals at the county is required prior to appealing the matter to the California Coastal Commission. The appeal to the Board of Supervisors must be made to the Planning Commission Secretary, Department of Planning and Building, and the appeal to the California Coastal Commission must be made directly to the California Coastal Commission Office. These regulations contain specific time limits to appeal, criteria, and procedures that must be followed to appeal this action. The regulations provide the California Coastal Commission 10 working days following the expiration of the County appeal period to appeal the decision. This means that no construction permits can be issued until both the County appeal period and the additional Coastal Commission appeal period have expired without an appeal being filed.

Contact the Coastal Commission's Santa Cruz Office at (831) 427-4863 for further information on appeal procedures.

HEARING IMPAIRED: There are devices for the hearing impaired available upon request.

COPIES OF VIDEO, CD: Copies of the CD of the proceedings are available at the Department of Planning and Building, for a fee.

ON THE INTERNET

This agenda may be found on the internet at: <http://www.sloplanning.org> under Quicklinks, Meeting Agendas. For further information, please call (805) 781-5718.

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